

**PASSAIC COUNTY PLANNING BOARD  
MINUTES OF A REGULAR MEETING  
THURSDAY, February 15, 2018  
930 RIVERVIEW DRIVE, SUITE 250, TOTOWA, NJ 07512**

Chairman Gervens opened the meeting at 5:04 PM and read the notice that the requirements of the Open Public Meeting Act had been met. He then proceeded to the roll call.

**MEMBERS PRESENT:** William Gervens, Chairman; Kenneth Simpson, Vice Chairman; County Engineer Steve Edmond; Miguel Diaz; Stephen Martinique; Joseph Metzler; Nakima Redmon; Freeholder Director Cassandra Lazzara

**OTHERS PRESENT:** John Abdelhadi, Planning Board Counsel; Michael La Place, Planning Director; Michael Lysicatos, Assistant Planning Director; Jason Miranda, Assistant Planner

**MINUTES:** The minutes of February 1<sup>st</sup>, 2018 meeting were read. There being no additions, corrections or deletions and upon motion being made by Commissioner Martinique and seconded by Commissioner Diaz the minutes as noted above are officially adopted. Freeholder Director Lazzara abstained from voting.

**PLANNING DIRECTOR'S REPORT:** Planning Director Michael La Place reported on the following initiatives:

- Work continues on the first phase of the Highlands Rail Trail in Wanaque. The survey and the design of the trail alignment are both nearing completion.
- The Green Infrastructure Plan is under development and recommendations will be presented to the Board in the coming months.
- The Department continues to recruit for the vacant Principal Planner position and will update the Board when a candidate is selected.

**PUBLIC PORTION:** Commissioner Martinique made a motion to open the meeting to the public which was seconded by Commissioner Metzler. The motion passed unanimously.

Seeing no one present, Commissioner Martinique made a motion to close the public portion that was seconded by Commissioner Metzler. The motion passed unanimously.

## **DEVELOPMENT REVIEW**

### **SP-17-063 – D4 Properties – 62 Main Street, Bloomingdale**

This is a previously withheld site plan application in which the applicant has proposed to construct a 3-story building with ground-floor retail and 8 upper-floor dwelling units. All existing structures on the site would be demolished. The application was withheld by the Planning Board on December 14<sup>th</sup>, 2017 with 7 conditions. There would be 14 off-street parking spaces located on the site. All ingress and egress would be along Ryerson Avenue, a municipal street. The property is sloped towards Main Street; stormwater would be collected by roof drains and connected into on-site drywells. The applicant has proposed to install landscaping and streetscaping in accordance with the Borough of Bloomingdale's downtown streetscape standards. As a downtown streetscape plan is proposed, the applicant has been advised by the Borough to maintain the existing curbline (the Board previously requested the construction of curb extensions).

Staff explained that the westernmost proposed entrance door along the Main Street frontage of the property would encroach in the right-of-way when opened. The plans must be revised to eliminate the proposed encroachment. Additionally, the site plan must be in accordance with the most recent architectural plans.

Commissioner Edmond expressed concern with the proposed alignment of the streetscape, including the proposed sidewalk alignment with the existing handicapped curb ramps and the proposed landscaped strip abutting the building within the County Right-of-way.

The owner, Pamela Bronander, was sworn in to provide testimony. Chairman Gervens inquired whether the parking was adequate for the site. Ms. Bronander stated that the site has requested a variance from the local zoning requirements in order to provide 14 on-site parking spaces, whereas 20 are required. The hearing is scheduled for March 15<sup>th</sup>; the applicant is also considering private, off-site parking accommodations in preparation for the hearing. Ms. Bronander expressed a preference to acquire additional spaces on the same side of Main Street as the proposed building.

Ms. Bronander stated that the sidewalk along the Main Street frontage of the property has been replaced within the last 5 years. The curb ramps and the Ryerson Avenue sidewalk have been replaced within the last year. Commissioner Edmond stated that the applicant has proposed a private planting area within the County right-of-way, which is not a public use. Ms. Bronander stated that the frontage was designed as a compromise that complies with Bloomingdale's vision for downtown redevelopment. The Ryerson Avenue planting will be maintained on private property as a public space. Vice Chairman Simpson stated that the applicant must receive an encroachment easement for the planting area in front of the building. There must be a 5-foot sidewalk and 4-foot frontage zone, at a minimum, with the remaining area for the planting strip.

Commissioner Diaz made a motion to grant **conditional approval** to the site plan application. Commissioner Redmon seconded that motion. The motion passed with Vice Chairman Simpson and Commissioner Edmond voting no.

#### **SP-18-005 – Safeguard Self Storage Facility – 54-66 Goffle Road, Hawthorne**

Staff began by explaining that this is a new site plan application in which the applicant has proposed to construct a three-story, 100,136 sq. ft. self-storage facility. The existing commercial building on the site would be demolished. There would be a total of 9 off-street parking spaces, whereas 501 spaces are required. There would be a full-access driveway and an exit-only driveway along the Goffle Road frontage. The exit-only driveway would be located within 10 feet of the adjacent property. The site is sloped towards Goffle Road; the applicant has not proposed any trench drains or catch basins to prevent stormwater from entering the County right-of-way. The applicant has proposed to plant 3 Armstrong Columnar Red Maple trees along the Goffle Road frontage of the property, in addition to on-site landscaping to screen the site from neighboring residences. The applicant has provided on-site lighting, which would have minimal visibility from adjacent residences. The applicant has not submitted any architectural plans.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must provide a survey, signed and sealed by a licensed surveyor. All architectural plans, including exterior elevations, must be submitted to the County. All variations in the right-of-way width of Goffle Road must be noted on the plans in the correct location. The applicant must provide a positive drainage plan and calculations based on a 25-year storm. There must be no

stormwater runoff into the County right-of-way. The traffic study must be revised to include trip generation figures and include data for similar sites. The number of proposed storage units must be noted. The applicant must provide an explanation for the discrepancy between the proposed on-site parking (9 spaces) and the local requirements (501 spaces), including any provisions for overflow parking. The sidewalk must be at least 5 feet in width along the entire Goffle Road frontage of the site. The proposed full-access driveway must be revised to be entrance-only. The exit-only driveway must be relocated in order to be a minimum of 10 feet from the property line. Both driveways must conform to the County's grading requirements within 50 feet of the right-of-way line. The revised plans must show truck turning movements, using a standard moving truck size, in order to determine whether the proposed on-site turnaround is feasible. The applicant must provide two additional shade trees along the Goffle Road frontage. The Corridor Enhancement Fee of \$3,561.00 must be provided, payable to Passaic County.

Commissioner Metzler requested clarification as to how the parking requirement was developed. Commissioner Edmond stated that the local zoning requirements do not include calculations for self-storage, and that the calculations for a warehouse were used instead. Commissioner Metzler stated that there is a similar self-storage facility in Hawthorne that can be used to develop parking requirements.

Robert Freud, the project engineer, was sworn in. Mr. Freud stated that approximately 800 units are proposed, with most being 5' x 5' units. The tenant's units are usually marketed to pharmaceutical consultants and small home businesses, in addition to residential users. Mr. Freud stated that the units would only be accessible during the hours of operation and that there would not be 24-hour access.

Vice Chairman Simpson inquired whether cars could make the turn out of the employee parking areas. Mr. Freud stated that there was adequate turnaround space for cars to maneuver out of the spaces.

Vice Chairman Simpson inquired about how drainage would be handled, as most of the site is impervious. Mr. Freud stated that the applicant will be requesting to drain most of the site onto Goffle Road, as there are no County stormwater pipes running along the frontage of the site. Mr. Freud expressed a desire to meet with County staff to discuss the issue further.

Commissioner Metzler made a motion to **withhold approval** of the site plan application. Commissioner Diaz seconded that motion. The motion passed unanimously.

#### **SP-18-001 – ADB Associates – 415 Paterson-Hamburg Turnpike, Wayne**

This is a new site plan application in which the applicant has proposed to install 5 loading docks and replace an exit door at an existing industrial facility. The property is located on Paterson-Hamburg Turnpike in Wayne. There would be a total of 352 off-street parking spaces located on the property, as 16 of the existing spaces would be removed. The site does not have any access driveways or curb cuts within or adjacent to the County right-of-way. There is an existing sidewalk along the Paterson-Hamburg Turnpike frontage of the property. The applicant has not provided any information regarding grading or drainage. Per staff inspection, the site does slope away from the County right-of-way. The applicant has not provided a landscaping plan, although inspection by staff revealed there to be existing shade trees along the Paterson-Hamburg Turnpike frontage of the site.

Staff explained that there are conditions that must be satisfied before the applicant can be granted unconditional approval. The applicant must provide a site plan, which must show the entire site with all proposed modifications. The site plan must include: 1) a title block including the name of the

development, street address, municipality, county, and block and lot numbers; 2) an engineering scale on all plan sheets; 3) the name and address of the applicant and the owner and the name, address, and title of the appropriate licensed professional preparing the plan, maps, and accompanying data, as required by NJAC 13:40; 4) zoning table with the requirements of the zoning district and the corresponding details of the existing site and proposed development; the table must include the total square footage of existing and proposed impervious surfaces on the site; and 5) a parking table with the requirements of the zoning district, the existing parking provisions, and the proposed parking provisions. On the survey, all variations in width of the right-of-way of Paterson-Hamburg Turnpike must be noted in their correct locations. The survey must be revised to show both sides of the Paterson-Hamburg Turnpike roadway and all four corners of the intersections with Owens Drive and Power Avenue. The plans must show the contours for the entire site, not just the area of the proposed improvements. The existing bus stop along Paterson-Hamburg Turnpike must be indicated on the plans. An overlay of the County's proposed Paterson-Hamburg Turnpike/Owens Drive intersection improvement plans must be shown on the site plan. To obtain a copy of the current improvement plan, please contact Deputy County Engineer Timothy Mettlen at 973-881-4456. The applicant must provide the Corridor Enhancement Fee of \$5,548.00 payable to Passaic County.

Commissioner Edmond requested that staff double-check the previously approved site plans on the property and determine whether there was a public easement provide along Owens Drive and if the traffic leaving the site was restricted to Power Avenue. If so, the revised plans must be in accordance with the requirements of previous approvals.

Commissioner Metzler made a motion to **withhold approval** of the site plan application. Commissioner Martinique seconded that motion. The motion passed unanimously.

#### **SP-18-004 – Lakeside Commons – 30-32 Colfax Avenue, Pompton Lakes**

Staff explained that this is a new site plan application in which the applicant has proposed to construct a 4-story, 52-unit apartment building. The existing commercial buildings on the site would be demolished. There would be a total of 52 on-site parking spaces; the applicant has also proposed 8 on-street parking spaces and 14 off-site parking spaces to be located at the Pond Hole site. The applicant has proposed a one-way driveway along Colfax Avenue. Vehicles would enter the site from Lakeside Avenue, a municipal street, and exit onto Colfax Avenue. The building would be located at the corner of Colfax and Lakeside, with the parking lot and driveways to the rear. The applicant has not submitted the architectural drawings referenced on the site plan. The site is sloped slightly towards Colfax Avenue; roof drains would connect into the public system at the corner of Colfax and Lakeside. The applicant has proposed to plant four Pyramidal European Hornbeam trees, in addition to numerous shrubs and groundcovers, along the Colfax Avenue frontage of the property.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must provide a survey, signed and sealed by a licensed surveyor. All architectural plans, including exterior building elevations, must be submitted to the County. The right-of-way width of Colfax Avenue must be noted on the plans. If the right-of-way width varies, all variations in width must be noted in the correct location. The traffic study must be revised to include all volumes and turning movements for both driveway intersections. The applicant must verify the adequacy of the receiving drainage system from the discharge point DMH #1 to 500 feet north of Colfax Avenue. This adequacy must be calculated for a 25-year design storm. The applicant must provide inlets at both ends of the proposed trench drain at the Colfax Avenue driveway. The pipe connecting the trench drain to

DMH #1 must be a minimum of 12" in diameter. The following signing and striping must be provided at the Colfax Avenue driveway: 1) a second "DO NOT ENTER" sign; 2) a two-faced "ONE WAY" sign; and 3) a thermoplastic stop bar. Regarding the Colfax Avenue driveway, the applicant must: 1) provide an explanation for the proposed circulation pattern, which must justify providing one-way circulation towards Colfax Avenue; 2) place the driveway at a 90 degree angle in relation to the Colfax Avenue right-of-way; 3) show that adequate sight distance will be provided at the driveway; and 4) provide a driveway profile. The proposed right-of-way easement along the back of sidewalk must be noted "PROPOSED ROW EASEMENT TO THE BOROUGH OF POMPTON LAKES ALONG BACK OF SIDEWALK". The agreement must be submitted to the County for review. The applicant must provide bicycle parking along the Colfax Avenue frontage of the site. The applicant must submit a maintenance agreement in order for the proposed lighting to be allowed within the Colfax Avenue right-of-way. All curbing and sidewalk along the Colfax Avenue frontage must be replaced. The applicant must provide the Corridor Enhancement Fee of \$4,703.00 payable to Passaic County.

Commissioner Edmond requested that the Colfax Avenue driveway be placed at a 90 degree angle in relation to the Colfax Avenue right-of-way for the first 50 feet from the right-of-way line.

The Board is recommending that the applicant consider reducing the parking allotment on Lakeside Avenue in order to provide a planting area and buffer between the pedestrian way and the property frontage.

Commissioner Metzler made a motion to **withhold approval** of the site plan application. Commissioner Martinique seconded that motion. The motion passed unanimously.

**OLD BUSINESS – NONE.**

**NEW BUSINESS – NONE.**

**ADJOURNMENT**

Commissioner Martinique made a motion to adjourn the meeting at 6:20 PM that was seconded by Commissioner Metzler.

Respectfully submitted,



Michael Lysicatos for

MICHAEL LA PLACE